

## Wolverhampton

### 55 Rooker Avenue, Parkfields, West Midlands WV2 2DT

#### BY ORDER OF A TRUST

**Tenure**  
Freehold.

#### Location

The property is situated on the north-east side of Rooker Avenue, to the north-west of its junction with Wheatley Street. Local shops and amenities are available to the west along Dudley Road, with the extensive facilities of Wolverhampton being readily accessible to the north-west. Local bus routes run along Dixon Street to the north-west. Rail services run from Wolverhampton Station to the north. The A4123 is to the west and provides direct access to the M5 Motorway and the A463 and in turn the M6 Motorway. The open spaces of Phoenix Park are to the west.

A Freehold Mid Terrace Building arranged to provide a Ground Floor Commercial Unit together with a Self-Contained Maisonette above (shell condition)

#### Description

The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. There is a cellar. The property is internally arranged to provide a ground floor commercial unit together with a self-contained maisonette (shell condition) above.

#### Accommodation

**Ground Floor** – Commercial Unit  
**First and Second Floors** – Maisonette (Shell)

#### To View

Please visit our website: [www.allsof.co.uk](http://www.allsof.co.uk)

#### Seller's Solicitor

Messrs Ward Hadaway (Ref: Caroline Dixon).  
Tel: 0191 904 4139.  
Email: [caroline.dixon@wardhadaway.com](mailto:caroline.dixon@wardhadaway.com)

### Vacant Possession

**VACANT – Freehold Building**



99  
LOT

## Wembley

### 326 High Road, Middlesex HA9 6AZ

**Tenure**  
Freehold.

#### Location

The property is situated on the north side of High Road (A404), at its junction with Wembley Hill Road (A479). Local shops and amenities are available along High Road and Harrow Road to the east. Rail services run from Wembley Stadium Station approximately 0.1 miles to the north. Wembley Stadium is nearby to the north-east. The open spaces of King Edward VII Park are close by.

#### Description

The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is arranged to provide retail accommodation on the ground floor together with a self-contained first and second floor maisonette above.

A Freehold Mid Terrace Building. Comprising a Retail Unit subject to a Lease and a Maisonette subject to an Assured Shorthold Tenancy. Planning Permission for Extension and Conversion to provide Three Self-Contained Flats

#### Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Vendor.

#### Planning

Local Planning Authority: London Borough of Brent.  
Website: [www.brent.gov.uk](http://www.brent.gov.uk)  
Tel: 0208 937 5210.  
Email: [planandbuild@brent.gov.uk](mailto:planandbuild@brent.gov.uk)  
Planning permission (Ref: 16/4519) was granted on 17th October 2017 for "Erection of a second floor front extension and a mansard roof extension to create an additional storey and conversion of the upper floors into three self-contained flats (2 x one bedroom and 1 x studio) with associated alterations to the front and rear windows and changes to the external façade".

#### To View

Please contact Allsop by sending an email to [gabriella.brunton@allsop.co.uk](mailto:gabriella.brunton@allsop.co.uk) with the subject heading 'Viewing – Lot 100'.

**Total Current  
Rent Reserved  
£44,200  
per annum  
(equivalent)**

**INVESTMENT – Freehold Building with Planning**



100  
LOT

| Floor            | Accommodation   | Terms of Tenancy  | Current Rent Reserved £ p.a.    |
|------------------|---|---|---------------------------------|
| Ground           | Retail Unit – NIA approximately 65.2 sq m (702 sq ft)<br>NB Area taken from VOA | Subject to a lease for a term of five years from July 2018 expiring July 2019 (1)       | £25,000 p.a.                    |
| First and Second | Four Rooms, Kitchen, Three Bathrooms  | Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th November 2017 | £19,200 p.a.<br>(£1,600 p.c.m.) |

(1) The tenant has expressed that they wish to surrender their lease. Negotiations are on hold pending the sale.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsof.co.uk](http://www.allsof.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.